

House File 107 - Introduced

HOUSE FILE 107

BY HEATON

A BILL FOR

1 An Act relating to the classification and taxation of certain
2 property used for human habitation as residential property.
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 441.21, Code 2013, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 13. *a.* Beginning with valuations
4 established on or after January 1, 2014, as used in this
5 section, "*residential property*" includes that portion of a
6 building or structure situated on the stories above the ground
7 floor that is used for human habitation and a proportionate
8 share of the land upon which the building or structure is
9 situated, even if the use for human habitation is not the
10 primary use of the building or structure, if the building or
11 structure consists of three or fewer stories above grade and
12 not less than seventy-five percent of the structural components
13 of the building or structure are more than thirty years old.
14 *b.* The assessor may assign more than one classification
15 to a parcel of property satisfying the requirements of this
16 subsection. In no case, however, shall a hotel, motel, inn, or
17 other building or structure where rooms are usually rented for
18 less than one month be classified as residential property under
19 this subsection.
20 *c.* For the purposes of this subsection, "*structural*
21 *components*" means footings, foundations, columns, load-bearing
22 walls, beams, girders, rafters, joists, trusses, lateral
23 bracing, and all other components of a building or structure
24 that are essential to the structural stability of the building
25 or structure as a whole.

26 EXPLANATION

27 This bill provides that beginning with valuations
28 established on or after January 1, 2014, residential property
29 includes that portion of a building or structure situated
30 on stories above the ground floor that is used for human
31 habitation and a proportionate share of the land upon which the
32 building or structure is situated, even if the use for human
33 habitation is not the primary use of the building or structure,
34 if the building or structure consists of three or fewer stories
35 above grade and not less than 75 percent of the structural

1 components of the building or structure are more than 30 years
2 old. The bill defines "structural components". The bill
3 allows the assessor to assign more than one classification to
4 a parcel of property satisfying the requirements of the bill.
5 The bill excludes a hotel, motel, inn, or other building or
6 structure where rooms are usually rented for less than one
7 month from being classified as residential property under the
8 bill.